16 Main Drive
East Lane, Wembley, HA9 7NA

Warehouse Unit

1,400 sq ft
(130.06 sq m)

- 3 Phase power
- Fluorescent strip lighting
- Concrete floor
- 3 Phase power & gas
- Electric roller shutter door (w:3.2m x h:3.3m)
- 4.9m clear eaves height
- Dedicated loading bay
- 24 hour access & security

Summary

Available Size	1,400 sq ft
Rent	£25 per sq ft
Rates Payable	£9,009 per annum
Rateable Value	£16,500
Service Charge	£1.71 per sq ft
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The unit is situated on the ground floor and features an open-plan warehouse with a dedicated loading bay and an electric roller shutter (measuring 3.2m in height and 3.3m in width). It includes communal W/Cs, three-phase power, a concrete floor, and a clear eaves height of 4.9m.

Location

The unit is located in East Lane Business Park Estate and it benefits from excellent transport links, with National Rail, Overground and Underground services just a 5-minute walk away at North Wembley station. The business park is also easily accessible by car via the M25, M1 and M40 motorways.
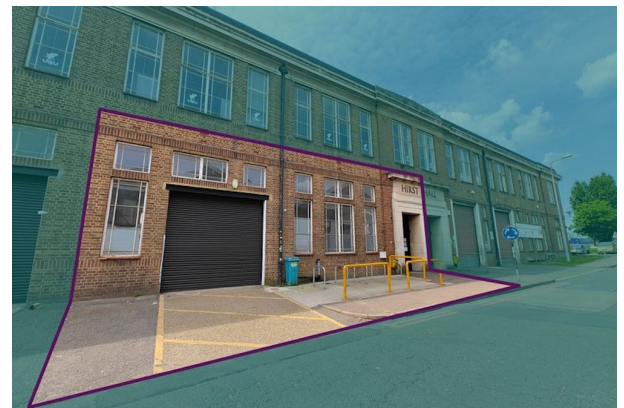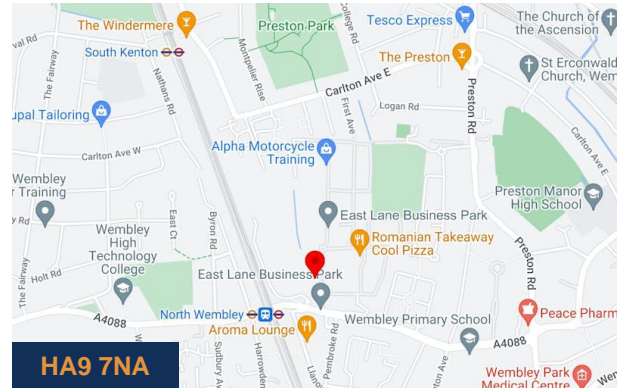
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,400	130.06	Let
Total	**1,400**	**130.06**	

Terms

The unit is available by way of a new lease for a term by arrangement.

HA9 7NA

Viewing & Further Information

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